3

# WARRANTY DEED

STATE OF TENNESSEE BOOK 10823 PG 195
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

TCB-01C 98 327

1210 Memorial Blvd, Springfield, TN 37172 | 111 W. College Street, Murfreesboro, TN 37130 | 100 Hazel Path, Suite A, Hendersonville, TN 37075

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy., W. Suite A, Smyrna, TN 37167 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Fabian H. Bedne (NAME) | Southeastern Mortgage (NAME) | MAP 172-8-B |
| 1632 Celebration Way (ADDRESS) | 115 29th Avenue South (ADDRESS) | PARCEL 32 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark A. Rumbles and wife, Kathleen A. Rumbles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fabian H. Bedne and wife, Mary Linden Salter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 32 on the Revised Final Plat of Phase One, Bridle Downs, as of record in Plat Book 6900, Pages 701-703 and corrected in Book 8169, Page 240, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark A. Rumbles and wife, Kathleen A. Rumbles by deed from Fox Ridge Homes, Inc. of record in Book 8837, page 964, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7448, page 772, Deed Book 8814, page 631, Deed Book 9818, page 68, Deed Book 9873, page 497, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

04079811
IDENTIF. + REFERENCE
98 MAR -4 PM 3:11
CLERK & MASTER REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 1632 Celebration Way, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of February 19 98

Mark A. Rumbles by Kathleen A. Rumbles his Atty-in-Fact
Mark A. Rumbles

Kathleen A. Rumbles
Kathleen A. Rumbles

BOOK 10823 PG 196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mark A. Rumbles and wife, Kathleen A. Rumbles

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of February, 1998.

Commission expires 3-3 99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

**RETURN TO:**
**TITLE CONNECTION, INC.**

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street
- ☐ 4733 Andrew Jackson [illegible], Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10823 PG 197

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0407981
IDENTIF. # REFERENCE

98 MAR -4 PM 3:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1261543